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Part XXII

Crest/Dehesa/Harbison Canyon Subregional Plan

San Diego County General Plan - 1990

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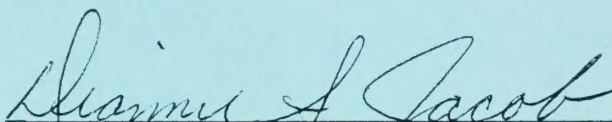
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AUGUST 13, 1980
GPA 80-01

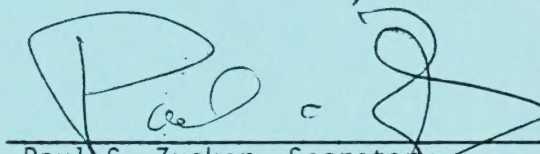
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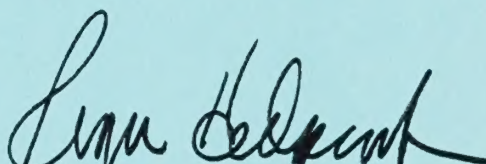
CERTIFICATION OF ADOPTION

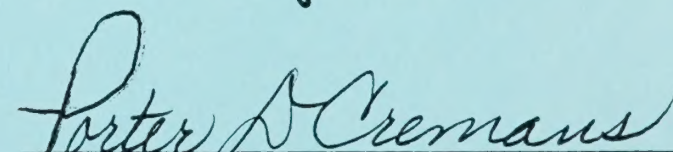
I hereby certify that this Plan, consisting of a map and this text, as adopted by General Plan Amendment (GPA) 80-01, Subitem (1), is the Crest/Dehesa/Harbison Canyon Subregional Plan and is a part of the Land Use Element, Section II, Part XXII, of the San Diego County General Plan - 1990, and that it was approved by the San Diego Planning Commission on the 27th day of June, 1980, (GPA 80-01).


Dianne S. Jacob, Chairperson


Paul C. Zucker, Secretary

I hereby certify that this Plan, consisting of a map and this text, as adopted by General Plan Amendment (GPA) 80-01, Subitem (1), is the Crest/Dehesa/Harbison Canyon Subregional Plan and is a part of the Land Use Element, Section II, Part XXII, of the San Diego County General Plan - 1990, and that it was adopted by the San Diego County Board of Supervisors on the 13th day of August, 1980 (GPA 80-01).


Roger Hedgecock, Chairperson


Attest: Porter D. Cremans
Clerk of the Board

Adopted August 13, 1980, GPA 80-01

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CREST/DEHESA/HARBISON CANYON SUBREGIONAL PLAN

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FORWARD

The Crest-Dehesa-Harbison Canyon Subregional Plan consists of this text (except for the Appendix) and the Land Use Plan map, Circulation Element map and the Resource Conservation Area map. The Plan is intended to promote orderly development, protect environmental and man-made resources, and implement the County's objectives for growth management.

The Land Use Plan map provides the basis for the specific zoning regulation of unincorporated land within the Subregion. The text provides planning goals and related policies for implementing the Plan through various regulatory measures and action programs.

The Crest-Dehesa-Harbison Canyon Subregional Plan supplements all existing elements of the San Diego County General Plan - 1990, with specific emphasis on the planning needs of the Subregion.

This Plan was prepared by the Crest-Dehesa-Harbison Canyon Citizens' Planning Group with staff assistance from the County Department of Planning and Land Use.

INTRODUCTION

The Crest-Dehesa-Harbison Canyon Subregion is a rural residential area located in the southwest quadrant of San Diego County. This area consists of approximately thirty-three (33) square miles including the communities of Crest-Dehesa-Harbison Canyon, a fringe area adjacent to the easterly portion of the City of El Cajon and the Sycuan Indian Reservation (640 acres).

The Subregion lies in an area bordered by Lakeside to the north, Alpine to the east, Jamul to the south and El Cajon to the west. The area is characterized by steep mountains, rolling hills, open valleys, and the well-developed Sweetwater River system and its tributaries (North Fork, Sequan Creek, Harbison Canyon Creek). Forester Creek, which drains to the San Diego River, is also within the Plan area.

The Subregion was initially established with the development of Crest, a historic ridge-top community which originally consisted of a cabin subdivision development in the 1920's known as Suncrest. Harbison Canyon, located in the upper reaches of Dehesa Valley, was developed as a recreational subdivision in 1926. Dehesa was originally homesteaded in the 1860's and became known for its extensive production of grapes, olives, deciduous and other fruits. Agriculture has all but disappeared from Dehesa Valley today but its distinctive rural character still remains.

Recent development activities in the neighboring communities of El Cajon, Lakeside, Alpine and Jamul are now becoming evident in the Crest-Dehesa-Harbison Canyon Subregion. The need to provide overall direction for a population which is anticipated to grow from approximately 6,900 to 13,700 by 1995 has now become a topic of major interest to citizens of the area concerned with maintaining the Subregion's rural character.

In recognition of this need, the Board of Supervisors authorized a planning effort which would ensure preservation of the Subregion's rural environment while providing for a reasonable, orderly pattern of development.

A Citizens' Planning Group was elected consisting of fifteen members, five from each of the three major communities. The Group has worked with the Department of Planning and Land Use for over a year in preparing this document.

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The content of this report is intended as a source of information as well as a planning guide. It is a policy document that presents goals and policies designed to selectively amend the County General Plan for the Land Use, Conservation, Recreation and Circulation Elements. As such, these goals and policies are an integral part of the maps which identify: (1) categories of land use; (2) circulation; and (3) resource conservation areas (RCAs). The goals and policies, therefore, are designed to provide the rationale behind these maps and a policy interpretation for their on-going utilization.

A STATEMENT FROM THE PLANNING GROUP

Throughout the course of deliberations on this plan, there has been continuous dialogue between members of the Planning Group and the citizens they represent. A shared belief prevails that the Subregion must be preserved to provide a rural form of lifestyle within the broader urban framework of San Diego County. Many people who live within this Subregion often have little faith in the County's ability to carry out their wishes for the continuation of this rural lifestyle.

This "rural attitude" is not uncommon. Often urban-oriented planners and decision-makers simply do not understand rural value systems.

Within the Crest/Dehesa/Harbison Canyon Subregion, there are several concerns which have contributed to this feeling of isolation. For example, the area has a long history of fire hazard and, in more than one instance, homes have been destroyed by wildfires. In spite of the severity of this problem, inadequate fire protection and emergency access in and out of the area continues with little hope for a near-term solution.

Poorly maintained roads are found in all parts of the Subregion; excessive noise levels from motorbikes and high-speed traffic on rural roads go unattended. Poor grading controls and an absence of maintenance of drainage facilities result in widespread destruction yearly. Police protection is woefully inadequate. These are the sort of persistent problems that contribute to a feeling of a lack of trust in government. However, it must be recognized that in this time of reduced government spending other approaches to dealing with rural problems are likely to be required. More involvement by rural residents, not less, will be required; in essence, a decentralized approach may be the only realistic solution if rural residents are willing to pay their "fair share" for their services which the County cannot provide.

On the other hand, opportunities to enhance the rural environment of the Subregion are still available, particularly those programs and facilities that can reinforce rural values and self-sufficiency. Some of these activities involve the protection of dark skies through reduced lighting requirement; utilization of solar, wind and any other renewable energy system that may become available; alternative waste disposal systems that require little or no use of water; and innovative construction techniques for new housing such as modular prefabs or earth-sheltered dwellings. These are the kinds of programs residents of the Subregion feel are appropriate for the County to address in the future.

CHAPTER I

GOALS

The Subregional Goals which follow are divided into five major categories -- (1) Community, (2) Land Use, (3) Conservation, (4) Recreation and (5) Circulation. These goals provide the basic framework upon which the subsequent and more specific policies located in a later section have been developed.

Community Goal

1. PROTECT RURAL ENVIRONMENT

Because San Diego County has experienced a rapid rate of growth in rural unincorporated areas which have served to destroy or diminish the identity of those areas, and there exists a need to provide a rural form of life-style within San Diego County in spite of pressures which exist to urbanize rural areas, particularly those within the urban fringe,

IT IS THE GOAL OF THE COUNTY OF SAN DIEGO TO ENCOURAGE AND/OR REQUIRE THE DEVELOPMENT OF LAND IN A MANNER THAT REINFORCES THE IDENTITY OF THE EXISTING COMMUNITIES OF CREST-DEHESA-HARBISON CANYON, WHILE MAINTAINING THE AREA'S RURAL RUSTIC CHARACTER:

1. Crest: Maintain the quiet, tree-lined streets of the country town atmosphere. Encourage new growth to remain within the town center, thus utilizing facilities and amenities presently available to the community, and minimizing the impacts of development on the scenic and biologically sensitive areas immediately surrounding the town.
2. Dehesa: Maintain the pastoral-rancho style of living characterized by outdoor activities such as small scale farming, animal husbandry and horseback riding. Encourage new growth to continue the present life-style primarily on gentler slopes above the valley floor which is sometimes subject to flooding by the Sweetwater River.
3. Harbison Canyon: Maintain the country-frontier atmosphere of the community nestled among steep granitic slopes or hidden in the oak woodland that runs the length of Harbison Canyon Creek. Encourage only development that will not alter the dramatic scenic land forms or significantly disturb the stand of oaks on the narrow valley floor.

Land Use Element Goals

2. PROVIDE LAND USE PATTERN CONSISTENT WITH GROWTH

Because the Subregion is expected to grow from its present population of approximately 6,900 to some 13,700 persons by 1995, and there is a need to

provide sufficient land area and density to accommodate this projected growth within the Subregion,

IT IS THE GOAL OF THE COUNTY OF SAN DIEGO TO PROVIDE A LAND USE PATTERN CONSISTENT WITH THE SUBREGIONAL POPULATION FORECAST OF 13,700 PEOPLE UNTIL SUCH TIME THIS FORECAST MAY BE REVISED.

3. CONSERVE ENERGY

Because advances in technology are producing improvements in home energy systems, liquid waste disposal units and in unconventional housing designs,

IT IS THE GOAL OF THE COUNTY OF SAN DIEGO TO ENCOURAGE DEVELOPMENT WHICH CONSERVES NON-RENEWABLE ENERGY RESOURCES, UTILIZES ALTERNATIVE ENERGY TECHNOLOGIES INCLUDING SOLAR AND WIND AND IMPROVES LIQUID WASTE DISPOSAL SYSTEMS THAT ARE LESS POLLUTING TO GROUNDWATERS.

Conservation Element Goal

4. PRESERVE ENVIRONMENTAL RESOURCES

Because the Subregion contains

- (A) a variety of different plant and animal habitats as well as numerous rare and endangered plant and animal species;
- (B) important geological resources including an assortment of land formations, some of scenic value, a well-developed river system (Sweetwater), groundwater resources and soils of biological and economical significances; and
- (C) numerous archaeological sites which attest to a rich history of human habitation,

- IT IS THE GOAL OF THE COUNTY OF SAN DIEGO TO PROMOTE THE PRESERVATION AND CAREFUL MANAGEMENT OF ENVIRONMENTAL RESOURCES IN THE SUBREGION IN ORDER TO PREVENT WASTEFUL EXPLOITATION OR DEGRADATION OF THOSE RESOURCES AND TO MAINTAIN THEM FOR FUTURE NEEDS.

Recreation Element Goal

5. IMPROVE RECREATIONAL OPPORTUNITIES

Because population growth in the Subregion will increase demands for additional recreational facilities,

IT IS THE GOAL OF THE COUNTY OF SAN DIEGO TO SUPPORT IMPROVED RECREATIONAL OPPORTUNITIES IN THE SUBREGION TO MEET COMMUNITY NEEDS AND ENRICH THE LIVES OF THE RESIDENTS.

Circulation Element Goals

6. PROVIDE TRANSPORTATION SYSTEM

Because transportation facilities have an important effect on community character in terms of design, location, and environmental impact,

IT IS THE GOAL OF THE COUNTY OF SAN DIEGO TO ESTABLISH A TRANSPORTATION SYSTEM FOR SAFE AND EFFICIENT TRAVEL THROUGHOUT THE SUBREGION WHILE CONCURRENTLY MAINTAINING THE RURAL ATMOSPHERE AND NATURAL BEAUTY OF THE AREA.

7. INTEGRATE TRANSPORTATION SYSTEM

Because of increasing public interest and use of non-motorized modes of travel and increasing energy cost for standard motorized forms of travel,

IT IS THE GOAL OF THE COUNTY OF SAN DIEGO TO PROVIDE A MIX OF TRANSPORTATION FACILITIES TO ACCOMMODATE AUTOMOBILE AND NON-MOTORIZED MODES OF TRAVEL WITHIN THE SUBREGION.

CHAPTER 11

LAND USE ELEMENT

1. RETAIN URBAN BOUNDARY

Because of the location and relationship of the Crest-Dehesa-Harbison Canyon Subregion to the Current Urban Development Area and the expressed goal of this plan to retain the rural character of the Subregion,

THE COUNTY WILL RETAIN THE CURRENT URBAN DEVELOPMENT AREA BOUNDARY LINE IN ITS PRESENT CONFIGURATION.

2. CONTAIN URBAN GROWTH

Because of the expressed goal in this Plan

- (A) to maintain a rural atmosphere,
- (B) to allow for growth consistent with the County Subregional Growth Forecast, and
- (C) to manage the density and location of new development,

THE COUNTY WILL PERMIT URBAN DEVELOPMENT ONLY WITHIN THE CURRENT URBAN DEVELOPMENT AREA AND COUNTRY TOWNS.

3. ESTABLISH PLANNING CRITERIA FOR COUNTRY TOWNS.

Because there is a need to maintain the rural Country Town atmosphere, consistent with growth forecasts and regional growth management strategies,

THE COUNTY WILL LIMIT RESIDENTIAL DENSITIES FOR NEW SUBDIVISIONS AND LIMIT COMMERCIAL USES IN THE CREST-DEHESA-HARBISON CANYON COUNTRY TOWNS. THIS SHALL INCLUDE BUT NEED NOT BE LIMITED TO THE FOLLOWING:

- 1. Residential - not to exceed one dwelling unit per one, two or four acres for the Crest and Dehesa Country Towns. Densities in the Harbison Canyon Country Town shall not exceed 4.3 dwelling units per acre provided Health Department approval is obtained.
- 2. Commercial/Civic - These areas designated on the Plan map shall be zoned to require site plan review and landscaping to carry out the communities goals. Commercial uses outside of country towns will be discouraged except where there is clear justification.

4. ESTABLISH PLANNING CRITERIA FOR RURAL AREAS

Because the Plan provides an extensive amount of land for rural homesites,

THE COUNTY WILL REQUIRE THAT THE FOLLOWING RURAL DEVELOPMENT STANDARDS BE MET:

1. Development inside the County Water Authority imported water service area but still reliant on groundwater (due to unavailability of imported water facilities) shall be in accordance with the criteria in the Groundwater Policy adopted by the Board of Supervisors on October 23, 1979.
2. Developments containing 100 or more acres in hillside zones (particularly those located within the Forester Creek Drainage basin) shall provide the following analysis as part of the environmental review process.
 - A. Runoff Calculations - this includes run-off volumes, rates and peak run-off flows.
 - B. Soil Loss Prediction - this includes the annual soil loss in tons per acre (or fractions thereof) from the site prior to, during, and after construction.
 - C. Design Management Facilities - this includes modification of the proposed project as necessary to reduce soil loss by such mitigating measures as slope stabilization, vegetation protection, revegetation and other techniques which will reduce soil loss to natural or lower levels.

5. DEVELOP SPECIFIC PLAN AREA STANDARDS

Because the Plan contains two adjacent Specific Plan Area (SPA) designations comprising approximately 2,000 acres which have an important relationship to this Subregional Plan,

THE COUNTY WILL APPLY THE FOLLOWING PROVISIONS TO THE TWO SPECIFIC PLANNING AREAS IN THE SUBREGION:

1. The Singing Hills Specific Plan Area was approved by the Board of Supervisors prior to the adoption of this plan. The criteria for development of the Specific Plan are compatible with the goals and policies of this plan.
2. The Conrock/Fenton SPA recognizes the approved Specific Plan which only provides for extraction of the aggregate sand resource of the Sweetwater River. Any proposal for other uses (e.g., residential) will require a future plan amendment, notwithstanding ownership or the present or future economic condition of the sand extraction project.

6. PROTECT FLOODPLAINS

Because floods cause damage to life and property and should therefore be left to flow in their natural state,

THE COUNTY WILL NOT ALLOW INCOMPATIBLE DEVELOPMENT WITHIN 100-YEAR FLOODPLAINS. FOR THOSE FLOODPLAINS THAT HAVE NOT, AS YET, BEEN SURVEYED TO DETERMINE THE "ACTUAL" BOUNDARIES OF THE 100-YEAR FLOOD LINE (E. FORESTER CREEK, HARBISON CANYON CREEK TO DEHESA ROAD, N. FORK SWEETWATER RIVER, SEQUAN CREEK) THE COUNTY WILL, AT THE EARLIEST TIME POSSIBLE, IDENTIFY

THOSE BOUNDARIES SO THAT PROPER PROTECTION OF THOSE FLOODPLAINS CAN BE APPLIED. IN THE INTERIM PERIOD, A FLOODPLAIN OVERLAY WILL BE APPLIED TO THE SUBREGIONAL PLAN MAP ALONG WITH A FOOTNOTE WHICH IS INTENDED TO SHOW EXISTING OR FUTURE PROPERTY OWNERS THOSE PARCELS WHICH ARE SUBJECT TO POTENTIAL FLOODING. (THIS OVERLAY REPRESENTS AN ESTIMATE OF THE 100-YEAR FLOODPLAIN).

7. ENCOURAGE INNOVATION IN DEVELOPMENT

Because of

- (A) ever increasing cost of needed new housing,
- (B) decreasing ability of many consumers to afford a new home without substantial financial tradeoffs, and
- (C) the need to provide good sound housing that is more economically and environmentally self-sufficient,

THE COUNTY WILL ENCOURAGE NEW, INNOVATIVE DEVELOPMENT APPROACHES THAT TAKE ADVANTAGE OF NEW HOUSING CONCEPTS, ON-SITE ENERGY SYSTEMS AND UTILIZE WASTE DISPOSAL SYSTEMS THAT ARE NON-POLLUTING.

8. PREPARE REHABILITATION PLAN FOR HARBISON CANYON

Because Harbison Canyon

- (A) contains a significant low income housing stock, and
- (B) these homes have begun to deteriorate, and
- (C) the need exists for more, not less, low income housing areas,

THE COUNTY SHALL INVESTIGATE THE ESTABLISHMENT OF A HOUSING REHABILITATION PLAN AND PROGRAM FOR THE HARBISON CANYON COUNTRY TOWN.

9. IMPROVE SEWAGE DISPOSAL

Because recent amendments to the Federal Water Pollution Control Act (P.L. 92-500) now emphasize the importance of improving management of rural wastewater problems, and on-site wastewater management can improve the operation and maintenance of septic tank systems - as well as new systems other than the common septic tank - provided they meet health and water quality standards,

THE COUNTY WILL INVESTIGATE THE FORMATION OF ON-SITE WASTEWATER MANAGEMENT ZONES OR DISTRICTS AND ENCOURAGE THE DEVELOPMENT OF SYSTEMS THAT ARE LESS POLLUTING TO SURFACE OR GROUNDWATERS. THIS POLICY SHALL BE SUBJECT TO THE APPLICABLE PROVISIONS OF HEALTH AND WATER QUALITY STANDARDS AS WELL AS AN ENFORCEABLE MAINTENANCE PROGRAM. (This policy is not intended to replace County Policy 1-78, the small treatment facilities policy,

which establishes criteria for the approval of small community package sewer treatment systems).

10. ADOPT GENERAL PLAN CATEGORIES

Because

- (A) the Crest-Dehesa-Harbison Canyon Subregional Plan must conform to the County General Plan, and
- (B) the General Plan contains a full description of the land use designations which will be used to implement each of the County's community and subregional plans,

THE LAND USE CATEGORIES DESIGNATIONS CONTAINED IN THE COUNTY GENERAL PLAN LAND USE ELEMENT ARE HEREBY ADOPTED BY REFERENCE AND WILL BE USED TO IMPLEMENT THIS SUBREGIONAL PLAN.

11. PROMOTE AGRICULTURE

Because the Subregion contains some lands suitable for agricultural activity, and agricultural uses are consistent with the goals of the community,

THE COUNTY WILL SUPPORT ESTABLISHMENT OF AGRICULTURAL PRESERVES AND LAND CONSERVATION CONTRACTS.

CHAPTER III

CONSERVATION ELEMENT

12. DESIGNATE RESOURCE CONSERVATION AREAS

Because the Subregion contains diverse natural habitats, rare plant, animal and mineral resources, areas of aesthetic value such as unusual rock outcrops, trees, ridge tops and mountain peaks, archaeological resources, and such areas of environmental sensitivity which should be preceded by careful environmental review,

THE COUNTY SHALL DESIGNATE AND PROTECT RESOURCE CONSERVATION AREAS (RCA) TO PRESERVE SENSITIVE BIOLOGICAL, ARCHAEOLOGY, AESTHETIC, MINERAL AND WATER RESOURCES. THE FOLLOWING RESOURCE CONSERVATION AREAS ARE LOCATED IN THE SUBREGION:

- (1) McGinty - Dehesa - Sequan
- (2) Harbison Canyon
- (3) North Fork of the Sweetwater River
- (4) Flinn Springs
- (5) East Forester Creek

13. PRESERVE WATER COURSES AND RESOURCES

Because the Subregion contains significant surface waters and associated biological and geological resources, and such environmentally sensitive resources warrant special attention,

THE COUNTY WILL PROTECT WATER COURSES AND ASSOCIATED SENSITIVE RESOURCES IN THEIR NATURAL, PRISTINE FORMS AND REQUIRE DEVELOPMENT TO BE SET BACK FROM THE STREAMBEDS AND ITS BANKS. CONCRETE STREAM CHANNELIZATION SHALL BE DISCOURAGED.

14. PRESERVE TREES

Because the Subregion contains significant woodland resources,

THE COUNTY WILL GIVE SPECIAL ATTENTION TO AREAS OF MATURE AND HEALTHY TREES IN THE PLAN AREA THROUGH THE APPLICATION OF RESOURCE CONSERVATION AREAS AND SENSITIVE RESOURCE AREA REGULATIONS.

15. PROTECT GROUNDWATER

Because the Subregion contains significant but limited groundwater resources, and the continued long-term availability of groundwater is necessary to meet local water demands,

THE COUNTY WILL REQUIRE THAT AREAS NOT SERVED BY IMPORTED WATER SHALL COMPLY WITH THE PROVISIONS OF THE COUNTY GROUNDWATER POLICY. IN ADDITION, THE COUNTY SHALL ENCOURAGE A DETAILED GROUNDWATER STUDY WHICH WILL EVALUATE LONG-TERM GROUNDWATER SUPPLY AND USE POTENTIAL.

16. ENCOURAGE PLANNED DEVELOPMENTS

Because planned residential developments can, if properly designed, minimize the disruption of native environmental features,

THE COUNTY WILL ENCOURAGE PLANNED RESIDENTIAL DEVELOPMENTS THAT WILL HARMONIOUSLY BLEND WITH THE NATURAL CONTOURS OF THE LAND, PRESERVE NATIVE VEGETATION IN AN UNDISTURBED STATE, AND ENCOURAGE THE USE OF NATIVE PLANT SPECIES AND NATURAL SCENIC GEOLOGICAL FORMATIONS IN A PROJECT'S LANDSCAPE DESIGN.

17. PRESERVE RIDGETOPS AND UNINTERRUPTED HORIZONS

Because it is more aesthetically pleasing to the eye and more in keeping with the rural and unobtrusive character of the Subregion,

THE COUNTY WILL ENCOURAGE DEVELOPMENT THAT FOLLOWS THE NATURAL CONTOURS OF THE LAND AND PRESERVES RIDGETOPS AND HORIZONS AS UNINTERRUPTED VISTAS OF THE RURAL COUNTRYSIDE.

CHAPTER IV

RECREATION ELEMENT

18. PREPARE SUBREGIONAL RIDING AND HIKING PLAN

Because equestrian activity is

- (A) major form of recreation in the Subregion, and
- (B) Policy 3 of the Riding and Hiking Trails Subelement of the Recreation Element of the General Plan recommends development of subregional riding and hiking trails as part of the community planning process,

THE COUNTY WILL ENCOURAGE THE FORMATION OF A CITIZENS' SUBCOMMITTEE WITHIN THE SUBREGION TO DEVELOP A LOCAL RIDING AND HIKING PLAN WHICH LINKS RESIDENTIAL AREAS WITH THE ADOPTED REGIONAL TRAILS NETWORK, AND WHERE APPROPRIATE, WITH THE CIRCULATION ELEMENT.

19. PROVIDE HORSE STAGING AREAS

Because horse staging areas require specialized site planning in rural areas,

THE COUNTY WILL SUPPORT THE COMMUNITIES EFFORTS IN THE DEVELOPMENT OF HORSE STAGING AREAS ADJACENT TO RIDING TRAILS THAT CONSIST OF BATHROOM FACILITIES, POTABLE WATER, TIE-UP AREAS AND PARKING FACILITIES FOR HORSE TRAILERS, OR BE DEVELOPED IN CONJUNCTION WITH OTHER RECREATIONAL FACILITIES. OPERATION AND MAINTENANCE OF STAGING AREAS THROUGH LOCALLY SUPPORTED REVENUE PROGRAMS SHALL BE ASSURED PRIOR TO PLANNING AND DEVELOPMENT.

20. SUPPORT ROADSIDE EQUESTRIAN TRAVEL

Because Rural Collector Roads provide excess right-of-way which is unimproved, and this excess right-of-way is useful for equestrian and pedestrian use,

THE COUNTY WILL DESIGNATE RURAL COLLECTOR ROADS IN THE CIRCULATION ELEMENT IN ORDER TO PROVIDE A LARGE RIGHT-OF-WAY FOR RIDING AND HIKING ALONG THE TRAVELED WAY.

21. EXPAND RECREATIONAL FACILITIES

Because additional recreational facilities will be needed in the Subregion to meet the localized recreational needs of a growing population,

THE COUNTY WILL SUPPORT THE FOLLOWING ACTIONS:

1. Utilization of all funding sources that will improve the availability of youth recreational facilities and educational activities of all age groups once locally derived operating revenues have been assured.
2. Encourage community efforts to provide additional recreational facilities for the community such as tennis and handball courts, swimming pools, picnic areas, riding and hiking facilities.



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CHAPTER V

CIRCULATION ELEMENT

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22. DESIGN LOCAL ROADS WITH NATURAL LANDSCAPE

Because the design and construction of roads have an important visual effect on the surrounding landscape, and may cause significant environmental impacts in areas of rugged terrain and/or sensitive soils,

THE COUNTY WILL REQUIRE THAT LOCAL ROADS BE DESIGNED WITH EMPHASIS ON SCENIC BEAUTY BY FOLLOWING NATURAL CONTOURS AND AVOIDING EXTENSIVE GRADING TO THE EXTENT POSSIBLE. ALL ROAD IMPROVEMENTS SHALL BE DESIGNED TO MAXIMIZE ENVIRONMENTAL AND AESTHETIC CONSIDERATIONS.

23. BY-PASS RESIDENTIAL AREAS WITH MAJOR ROADS

Because roads with high traffic volumes are disruptive to community character, and contribute to pollution,

IT IS THE POLICY OF THE COUNTY THAT MAJOR ROADS ON THE CIRCULATION ELEMENT FUNCTION AS THROUGH ROUTES IN THE SUBREGION.

24. PROVIDE BICYCLE AND PEDESTRIAN NETWORK

Because non-motorized travel is an integral part of the Subregional transportation system with specialized requirements,

THE COUNTY WILL SUPPORT A BICYCLE NETWORK TO SERVE THE SUBREGION FOR SAFE CYCLING AND ALSO CONFORM TO THE OVERALL REGIONAL NETWORK. PUBLIC PEDESTRIAN TRAIL SYSTEMS SHALL BE ENCOURAGED THROUGHOUT THE SUBREGION AND PARTICULARLY WITHIN NEW SUBDIVISIONS, COUNTRY TOWNS, AND WITH ALL NEW CONSTRUCTION IN AND AROUND SCHOOLS.

25. PROVIDE EMERGENCY ACCESS

Because the Subregion is located in an area of extreme fire hazard and does not have adequate emergency access in most areas,

THE COUNTY WILL

1. REQUIRE NEW DEVELOPMENTS TO BE DESIGNED AND CONSTRUCTED TO PROVIDE ADEQUATE ACCESS TO FIRE AND EMERGENCY VEHICLES AND TO PROVIDE ALTERNATIVE EGRESS ROUTES FROM RESIDENTIAL AREAS.
2. PROVIDE AND MAINTAIN A SECONDARY EMERGENCY ROAD FOR ACCESS OUT OF CREST VIA THE PROPOSED SUNCREST BOULEVARD EXTENSION, SC 1960, AS WELL AS ACCESS OUT OF THE SLOAN CANYON AREA VIA BEAVER HOLLOW ROAD, PROVIDED FUNDING CAN BE OBTAINED.

26. PRIORITIZE ROAD SYSTEM FOR CREST

Because the rapid rate of growth in the Crest area will increase traffic volumes on La Cresta Road, which is presently approaching capacity, and, therefore, compound emergency problems in and out of the community,

THE COUNTY WILL ENSURE THAT PRIORITY IS GIVEN TO DEVELOP ROAD SYSTEMS FOR EMERGENCY ACCESS OUT OF THE AREA AS A CONDITION OF LARGE SCALE DEVELOPMENT APPROVALS.